

CITY OF MONROE
Brownfield Redevelopment Authority
Regular Meeting Minutes
Thursday, May 14, 2015 - 8:00 a.m.
2929 East Front Street - Monroe, MI 48161

1. Call to Order: 8:03 a.m.

2. Members Present:

Thomas A. Krzyston, Chairman
Mayor Robert Clark
Dale Brose
Don Lieto
Rodney Welliver

Members Excused:

Patrick Williams

Others Present:

John Emig
Ed Sell
Dan Swallow

AKT Peerless:

Megan Napier
Janet Michalck
Kirstie Hardy
Jeremy Fox

3. Additions/Deletions to the Consent Agenda or Regular Meeting Agenda: None

4. On a motion made by D. Lieto and seconded by D. Brose the Regular Meeting Agenda was approved. Ayes 5 Nays 0. Motion passed.

5. Public Comment: None

6. On a motion made by D. Lieto and seconded by R. Welliver the Consent Agenda was approved. Ayes 5 Nays 0. Motion passed.

6.1. Approve BRA Minutes of Thursday, April 23, 2015.

6.2. Approve and place on file Financial Report for April 30, 2015.

6.3. Approve Invoice Summary prepared for Thursday, May 14, 2015 in the amount of \$806.71.

7. Unfinished Business: None.

8. New Business:

8.1 On a motion made by D. Lieto and seconded by Mayor Clark, the AKT Peerless Invoice 38679 in the amount of \$1,120 for environmental consulting services (services 4-1 / 4-30-15) to be submitted to the Downriver Community Conference Brownfield Consortium EPA Revolving Loan Fund (RLF) for the Pump house demolition project was approved. Ayes 5 Nays 0. Motion passed.

8.2 On a motion made by D. Brose and seconded by D. Lieto the distribution for Winter 2014 Tax Increment Revenues were approved. Ayes 5 Nays 0. Motion passed.

8.3 Brownfield Plan for 601 S. Monroe. Janet Michaluk with AKT Peerless presented the proposed Brownfield Plan (Site No 24) for 601 S. Monroe Street. The project was proposed by Monroe Bank and Trust for the development of a bank branch with a drive-through. Eligible activities under the plan include Baseline Environmental Assessment (BEA), Phase I and Phase II Environmental Site Assessments. Due Care Activities, Preparation of a Brownfield Plan and Act 381 Work Plan, Demolition, Lead and Asbestos Survey and Abatement, Site Preparation and Public Infrastructure Improvements. The eligible expenses total \$366,050, plus interest expenses of \$152,952; bringing potential reimbursement to the developer from the tax increment financing to \$519,003.

On a motion made by D. Brose and seconded by R. Welliver to recommend approval to the City Council for the authorization of the Monroe Bank and Trust 601 S. Monroe Street (Site No 24) Brownfield Plan as presented. Ayes 4 Nays 0. Abstained 1 - D. Lieto. Motion passed.

9. Staff Reports:

- Dan Swallow: None

- John Emig:

The rain has kept the pump house demolition from completion. Landscaping (top soil, seed, fill and mulch), sanitary caps and access road are scheduled to be finalized as soon as weather permits.

J. Emig also commented on payment issues relating to the DCC associated to the contractor (Homrich Inc.), they are not following-up on the Davis-Bacon prevailing wage rates requirements, delaying payment.

10. Public Comment: None


11. Comments by BRA Board Members:

D. Lieto thanked the BRA Board for their support in the Brownfield Plan for the MB&T project.

12. Adjournment:

On a motion made by D. Lieto and seconded by Mayor Clark to adjourn the meeting. Ayes 5 Nay 0. Meeting adjourned 8:50 a.m.

These minutes of Thursday, May 14, 2015 are not considered official until approved by the Brownfield Redevelopment Authority at its next regular scheduled meeting Thursday, June 11, 2015.


Thomas A. Krzyston
Chairman

June 11, 2015
Date